



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request minor subdivision final plat review to create 1 new lot from 3 existing parcels, and grant an easement		

APPLICATION INFORMATION			
Applicant/Owner: Jeffery A. and Michelle L. Kidwell		Phone:	
Address: 10222 21st Street NW		Email:	
City: Albuquerque	State: NM	Zip: 87174	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 24-A, 23, and northerly portion of Lot 22		Block: 7	UPC Code: 101305919509531721
Subdivision/Addition: John Baron Berg Park		MRGCD Map No.:	UPC Code: 101305919509731714
Zone Atlas Page(s): H-13-Z	Existing Zoning: R-1A	Proposed Zoning	
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.2281	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1022 21st Street NW		Between: Interstate 40	and: Aspen Ave NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2021-006121			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/11/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- N/A Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
 - ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Lots 24, 23, and the northerly portion of 22, all in Block 7 of John Baron Burg Park
located at 1022 21st Street NW, just south of Interstate 40

Job Description: Consolidate 3 existing parcels into 1 new Lot, and grant a public turnaround easement [PR-2021-006121]

☐ **Hydrology:**

• Grading and Drainage Plan	_____	Approved	X	NA
• AMAFCA	_____	Approved	X	NA
• Bernalillo County	_____	Approved	X	NA
• NMDOT	_____	Approved	X	NA
• MRGCD	_____	Approved	X	NA

Renee C. Brissette
Hydrology Department

10/11/22
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____	Approved	X	NA
• Traffic Impact Study (TIS)	_____	Approved	X	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	X	NA
• Bernalillo County	_____	Approved	X	NA
• NMDOT	_____	Approved	X	NA

Ernest Armijo
Transportation Department

10/11/2022
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____	Approved	X	NA
• ABCWUA Development Agreement	_____	Approved	X	NA
• ABCWUA Service Connection Agreement	_____	Approved	X	NA

Sarah Luckie
ABCWUA

10/11/2022
Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved
☐ AGIS (DXF File) _____ Approved
☐ Fire Marshall Signature on the plan _____ Approved

☐ **Signatures on Plat**

• Owner(s)	_____	Yes	
• City Surveyor	_____	Yes	
• AMAFCA**	_____	Yes	_____ NA
• NM Gas**	_____	Yes	
• PNM**	_____	Yes	
• COMCAST**	_____	Yes	
• MRGCD**	_____	Yes	_____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 11, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lot 22-A, Block 7 of John Baron Berg Park, being comprised of Lots 24-A, 23 and a Northerly portion of Lot 22, Block 7, John Baron Berg Park

Members of the Board:

Cartesian Surveys is acting as an agent for Jeffery and Michelle Kidwell and requests final plat review of our plat to take three existing lots, being Lots 24-A, 23 and a Northerly portion of Lot 22, Block 7, John Baron Berg Park and consolidating them into one new lot 22-A, Block 7. The property is located at 1022 21st Street NW between Interstate 40 and Aspen Avenue NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot). A sketch plat hearing was held on June 8th, 2022 under PR-2022- / PS-2022-00108 and the comments provided from that hearing are addressed below.

ABCWUA

1. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
2. An Availability Statement will NOT be required with this project.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.

Noted, given the lot is being replatted and the located water improvements were centered well on the frontage of the lot, no easements were deemed necessary.

Code Enforcement

1. Replat of property cannot increase an existing nonconformity or create a new nonconformity to the IDO.
2. Must meet all standards of IDO section 5-4, Subdivision of Land: particularly IDO 5-4(C) Compliance with Zoning Requirements.
3. Property is zoned R-1A, and must meet Dimensional Standards of IDO section 5-1(C), Table 5-1-1.
4. Property is located in CPO-12, SawMill/Wells Park Character Protection Overlay zone. Development must meet all Dimensional and other standards/requirements, which may be more restrictive than R-1A.
5. Failure to meet Dimensional standards of R-1A or CPO-12 when replatted may be allowed as a nonconformance, but it cannot be increasing the extent of nonconformance. If so, a Variance must first be obtained See IDO section 6-8 Nonconformities, and IDO section 5-4(C)(1)(b).

Noted, the replat only eliminates interior lot lines and does not exaggerate the non-conformance of the existing residence and garage

6. Please describe the use of the Two Story Building with Garage – is it being used as a residence or an accessory building?

The SE building is being used as a mother-in-law's quarters and garage / accessory building. It's my understanding our client discussed with Code Enforcement and was assured the use was allowed per the zoning.

7. Accessory buildings in a required setback area are not allowed to be higher than the primary building/residence on the lot, as per IDO section 5-11(C)(4)(b), Accessory Buildings.

Noted, the street view in google provides proof of the residence height being greater than the garage (see attached sensitive site analysis). Original site sketch incorrectly listed the residence as simply single-story.

8. Property is located in an Area of Consistency, and new development must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2).

Noted, no new development is planned at this time.

Hydrology

- No objection
- For any future development an approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of proposed grading, 1,000sf of proposed structure, or 10,000 sf of proposed paving.

Noted

Parks and Recreation

06-08-2022

No comments for this request.

Noted

Transportation

1. Due to existing turnaround being inadequate for a 150-foot long dead-end street, provide a public easement within driveway for a turnaround.

Noted, easement has been provided within our subject driveway (16-foot x 26.8-foot available for a public turnaround), which was deemed sufficient per fire marshal email on October (see attached).

2. Per the new DPM requirements, 5-foot wide sidewalk is required in lieu of 4 feet.

Noted, we request an administrative decision to waive the sidewalk widening requirement for this property (see attached justification letter).

Planning

- ♣ The project and application numbers must be added to Plan sheets, prior to final signoff from Planning.
- ♣ Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.
- ♣ All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

Noted, signatures are provided with the plat. No planned development so plan sheets don't apply.

- ♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.
- ♣ All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all replatting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

Noted, portion of Lot 22 was separated pre-1972 and was not an illegal subdivision (see attached title information).

Thank you for your time and consideration,
Ryan J. Mulhall

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 11, 2022

Development Review Board
City of Albuquerque

Re: Justification of DRB Decision regarding Sidewalk Waiver along 21th Street NW

Members of the Board:

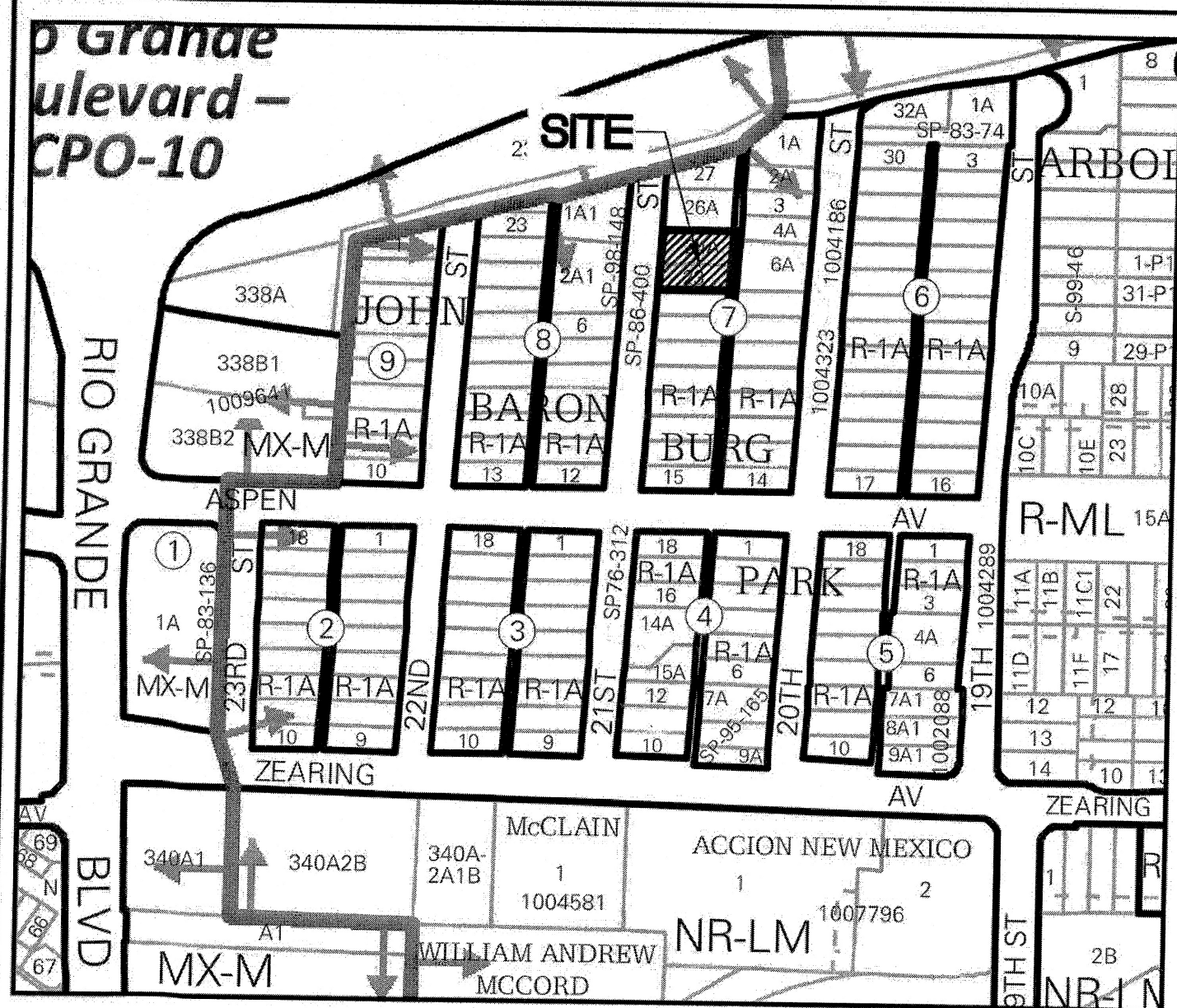
Cartesian Surveys is acting as an agent for Jeffery and Michelle Kidwell and requests final plat review of our plat to take three existing lots, being Lots 24-A, 23 and a Northerly portion of Lot 22, Block 7, John Baron Berg Park and consolidating them into one new lot 22-A, Block 7. The property is located at 1022 21st Street NW between Interstate 40 and Aspen Avenue NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot). A sketch plat hearing was held on June 8th, 2022 under PR-2022- / PS-2022-00108 and the comments provided from that hearing are addressed below. We are also requesting an administrative decision for the existing sidewalk width along 21th Street NW

Administrative Decision request for allowing existing 4-foot sidewalk width along Easterly right-of-way of 21th Street N.W.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk meets the ADA minimum clearance of 4 feet and is typical of the neighborhood. The existing sidewalk sufficiently serves residents' needs, and foot traffic sees little issue along the existing sidewalk along 21th Street NW before it terminates against the unclassified buffer parcel for Interstate 40, roughly sixty feet to the north.

So, per 6-6(P)(3)(a) expansion of the sidewalk width would harm the public welfare is the widening of the sidewalk would come at the expense of our client's yucca and other ornamentally landscaped plants. The installation would also be in the crowded utility environment with the utility pole, pedestal and gas lines all likely to be disturbed by the widening. Relocating the landscaping and infrastructure would be undesirable, and would greatly detract from the historic adobe and southwest character of the facade.

Thank you for your time and consideration.
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-13-Z

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2111679 AND AN EFFECTIVE DATE OF DECEMBER 14, 2021.
- 2. PLAT OF RECORD FOR LOT 24-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 7, 1986, IN BOOK C32, PAGE 12.
- 3. PLAT OF RECORD FOR LOTS 22 AND 23, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 14, 1923, IN BOOK C2, PAGE 48.
- 4. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 16, 2007, IN BOOK A130, PAGE 8284, AS DOC. NO. 2007008297.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

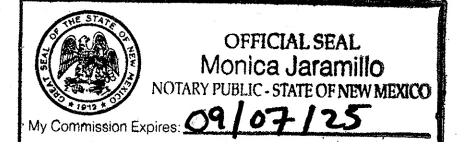
JEFF A. KIDWELL, OWNER 10-10-22 DATE

MICHELLE L. KIDWELL, OWNER 10-10-22 DATE

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/10/22 2022
BY: JEFF A. AND MICHELLE L. KIDWELL, HUSBAND AND WIFE, OWNERS

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25



Indexing Information

Projected Section 7, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: John Baron Burg Park
Owner: Jeffery A. and Michelle L. Kidwell
UPC #: 101305919509531721 (Lot 23 and Northerly Portion
of Lot 22) & UPC #: 101305919509731714 (Lot 24-A)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2281 ACRES
ZONE ATLAS PAGE NO..... H-13-Z
NUMBER OF EXISTING LOTS..... 3
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 0.000 MILES
MILES OF HALF-WIDTH STREETS..... 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.000 ACRES
DATE OF SURVEY..... MAY 2022

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 2006 AND SUPPLEMENTAL DATA IN MAY 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOT NUMBERED TWENTY-FOUR-A (24-A) IN BLOCK NUMBERED SEVEN (7) OF JOHN BARON BURG PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 7, 1986, IN PLAT BOOK C32, PAGE 12.

AND

A NORTHERLY PORTION OF LOT NUMBERED TWENTY-TWO (22), AND ALL OF LOT NUMBERED TWENTY-THREE (23), IN BLOCK NUMBERED SEVEN (7) OF THE JOHN BARON BURG PARK, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 1923, IN MAP BOOK C2, FOLIO 48.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT NUMBERED TWENTY-FOUR-A (24-A), AND A POINT LYING ON THE EASTERLY RIGHT OF WAY OF 21ST STREET NW, BEING MARKED BY A PK NAIL ON TOP OF WALL, WHENCE A TIE TO ACS MONUMENT "8-H13", BEARS N 35°45'03" W, A DISTANCE OF 1,745.28 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY, S 86°01'55" E, A DISTANCE OF 98.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 24-A, AND A POINT LYING ON THE WESTERLY RIGHT OF WAY OF A RESERVED ACEQUIA, BEING REFERENCED BY A PK NAIL ON TOP OF WALL, SET N 86°01'55" W, A DISTANCE OF 15.00 FEET FROM TRUE CORNER;

THENCE, COINCIDING WITH SAID WEST RIGHT OF WAY, S 03°47'19" W, A DISTANCE OF 98.36 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A PK NAIL IN CONCRETE;

THENCE, LEAVING SAID WEST RIGHT OF WAY, N 89°15'46" W, A DISTANCE OF 98.60 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT OF WAY OF 21ST STREET NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID EAST RIGHT OF WAY, N 04°01'13" E, A DISTANCE OF 103.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2281 ACRES (9,936 SQ. FT.), MORE OR LESS.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101305919509531721
101305919509731714

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 22-A, Block 7
John Baron Burg Park
Being Comprised of
Lots 24-A, 23 and A Northerly Portion of
Lot 22, Block 7, John Baron Burg Park
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Project Number: PR-2021-006121

Application Number: SD-2022-00

Plat Approvals:

[Signature] Sep 27, 2022
PNM Electric Services
[Signature] Sep 27, 2022
Qwest Corp. d/b/a CenturyLink QC
[Signature] Oct 7, 2022
New Mexico Gas Company
[Signature] Sep 27, 2022
Comcast

City Approvals:

[Signature] 10/7/2022
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

[Signature] 9/26/2022
City Engineer

City Engineer

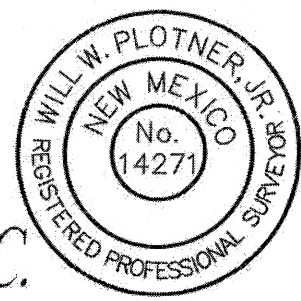
DRB Chairperson, Planning Department

[Signature] 10/11/2022
M.R.G.C.D.

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 9/22/2022
Will Plotner Jr.
N.M.R.P.S. No. 14274 Date

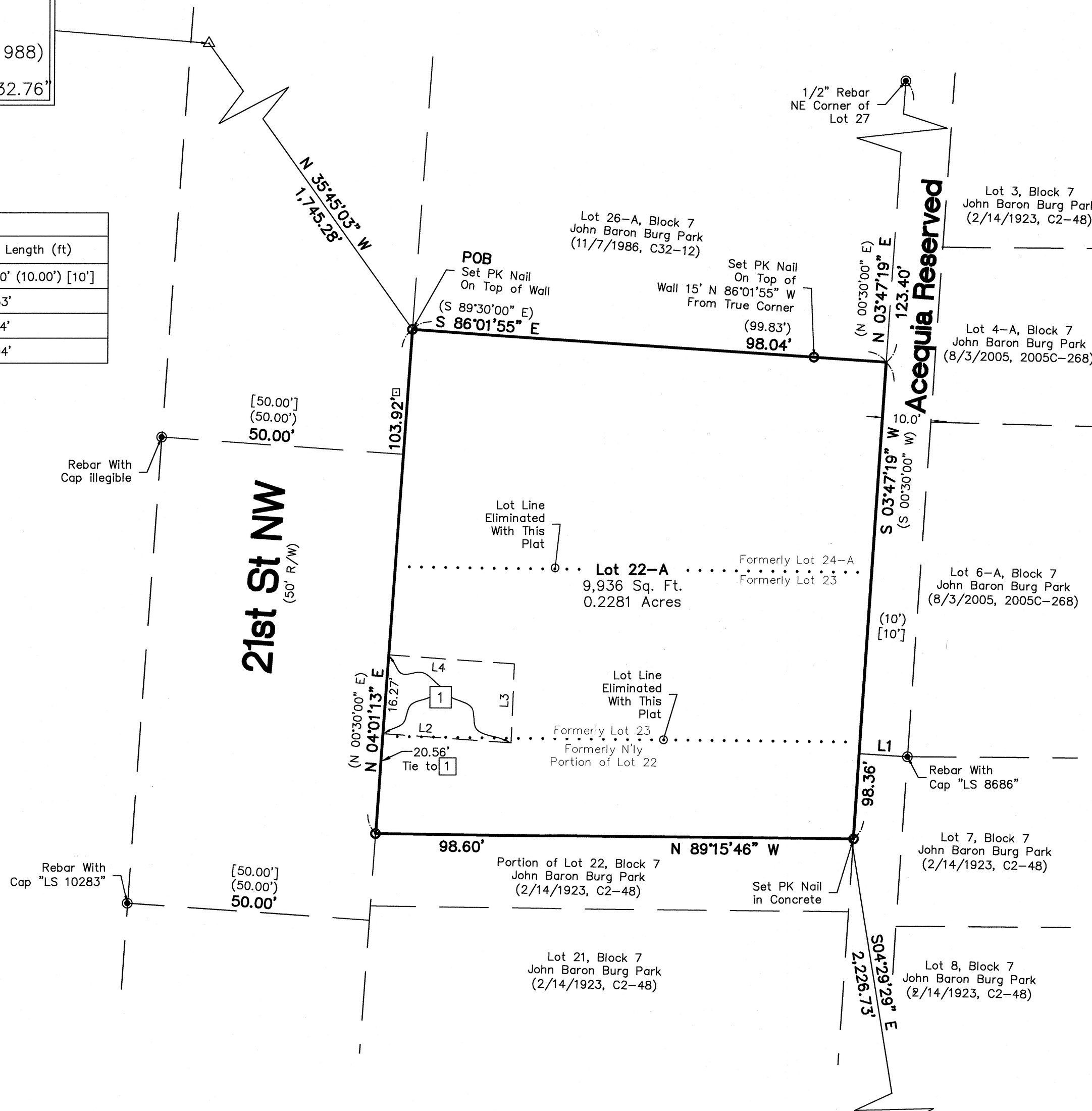


CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

ACS Monument " 8-H13 "
NAD 1983 CENTRAL ZONE
X=1514348.572*
Y=1495058.484*
Z=4963.168 * (NAVD 1988)
G-G=0.999684701
Mapping Angle= -0°14'32.76"
*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 86°12'41" E	10.00' (10.00') [10']
L2	S 86°06'06" E	26.53'
L3	N 02°16'08" E	16.24'
L4	N 86°01'25" W	26.04'



Easement Notes

1 PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Plat for Lot 22-A, Block 7 John Baron Burg Park Being Comprised of Lots 24-A, 23 and A Northerly Portion of Lot 22, Block 7, John Baron Burg Park City of Albuquerque Bernalillo County, New Mexico September 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/7/1986, C32-12)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/14/1923, C2-48)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DRB Determination Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING FOUR (4) FOOT SIDEWALK IN PLACE OF THE DPM STANDARD SIDEWALK WIDTH OF FIVE (5) FEET FOR THE SIDEWALK FRONTING 21ST STREET NORTHWEST ALONG LOT 22-A, BLOCK 7 OF JOHN BARON BURG PARK, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 202____.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

ACS Monument "5-J13A "
NAD 1983 CENTRAL ZONE
X=1515633.327*
Y=1491318.377 *
Z=4960.499 * (NAVD 1988)
G-G=0.999684462
Mapping Angle= -0°14'23.54"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 2 of 2
064173A

Sketch Plat for
Lot 22-A, Block 7
John Baron Burg Park
Being Comprised of
Lots 24-A, 23 and A Northerly
Portion of Lot 22, Block 7,
John Baron Burg Park
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Easement Notes

1 PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/7/1986, C32-12)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/14/1923, C2-48)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	BRICK
—□—	METAL FENCE
▩▩▩	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊕	ELECTRIC METER
⊙	SEPTIC SYSTEM LID
•∞	CLEANOUT
.....	LOT LINE ELIMINATED WITH THIS PLAT

Legal Description

LOT NUMBERED TWENTY-FOUR-A (24-A) IN BLOCK NUMBERED SEVEN (7) OF JOHN BARON BERG PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 7, 1986, IN PLAT BOOK C32, PAGE 12.

AND

THE NORTHERLY TWENTY FEET (N. 20') OF LOT NUMBERED TWENTY-TWO (22), AND ALL OF LOT NUMBERED TWENTY-THRE (23), IN BLOCK NUMBERED SEVEN (7) OF THE JOHN BARON BERG PARK, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 1923, IN MAP BOOK C2, FOLIO 48.

ACS Monument "5-J13A"
NAD 1983 CENTRAL ZONE
X=1515633.327*
Y=14951318.377*
Z=4960.499* (NAVD 1988)
G-G=0.999684462
Mapping Angle=-0°14'23.54"

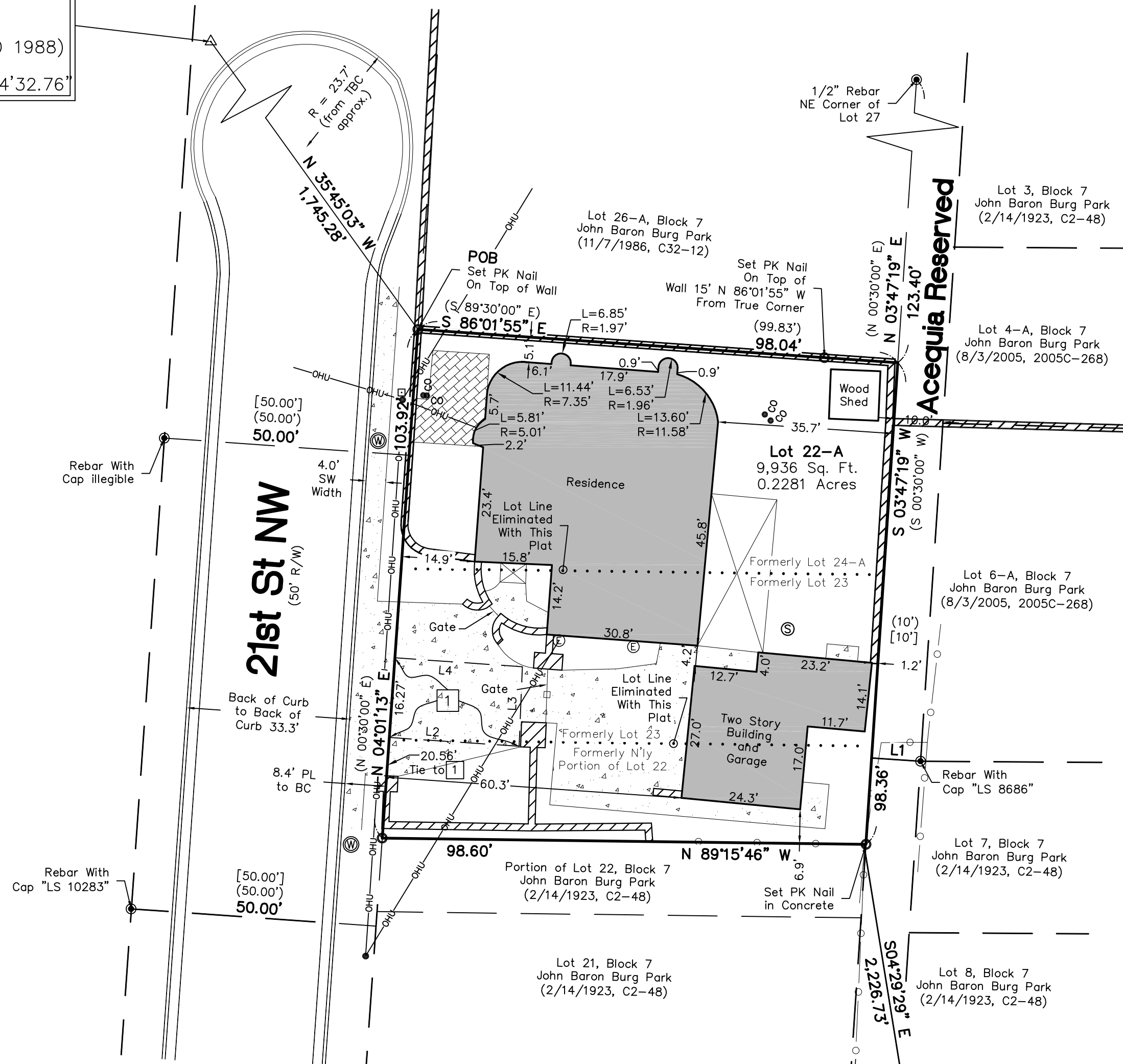
*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 86°12'41" E	10.00' (10.00') [10']
L2	S 86°06'06" E	26.53'
L3	N 02°16'08" E	16.24'
L4	N 86°01'25" W	26.04'

ACS Monument "8-H13"
NAD 1983 CENTRAL ZONE
X=1514348.572*
Y=1495058.484*
Z=4963.168* (NAVD 1988)
G-G=0.999684701
Mapping Angle=-0°14'32.76"

*U.S. SURVEY FEET

BAR SCALE
0 20' 40'
SCALE: 1" = 20'



**1022 21st Street NW Public Notice Inquiry Sheet Submission**

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Tue, Oct 11, 2022 at 9:52 AM

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1-%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, October 7, 2022 1:48 PM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lot 24-A and 23, Block 7 of John Baron Burg Park, as shown on the plat recorded in Bernalillo County on November 7, 1986 in Plat Book C32, Page 12.
AND
The northerly portion of Lot 22, Block 7 of John Baron Burg Park, as shown on the plat recorded in Bernalillo County on February 14, 1923 in Plat Book C32, Page 48.

Physical address of subject site:

[1022 21st Street NW](#)

Subject site cross streets:

Aspen Ave NW / Campbell Ditch

Other subject site identifiers:

Adobe residence with 2-story accessory building

This site is located on the following zone atlas page:

H-13-Z

Captcha

x



IDOZoneAtlasPage_H-13-Z_Marked.pdf
634K

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary/Final Plat for Minor Subdivision (Replat)

Decision-making Body: Development Review Board (DRB)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1022 21st Street NW

Name of property owner: Jeff A. and Michelle L. Kidwell

Name of applicant: CSI - Cartesian Surveys, Inc.

Date, time, and place of public meeting or hearing, if applicable:

October 19, 2022 at 9AM over Public Zoom Hearing (link in agenda on DRB webpage)

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call 505-896-3050 for additional information on this replat.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

October 11, 2022

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



Ryan Mulhall <cartesianryan@gmail.com>

Sawmill Area NA - Notice of Final Plat Submission for 1022 21st Street NW [PR-2021-006121]

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Oct 11, 2022 at 11:15 AM

To: dina.afek@gmail.com, jaime.leanos@gmail.com

Hello Sawmill Area Neighborhood Association Representatives,

This email is notification that CSI - Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Jeff and Michelle Kidwell under the project number of our Plat [PR-2021-006121].

The subject property is located at 1022 21st Street NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to eliminate the interior lot lines on the property so our client can refinance their residence. The plat also grants a public turnaround easement, as 21st Street dead ends and so the city required we do what we could to alleviate the issue. Finally we'll ask the DRB to allow our existing 4 foot sidewalk to be deemed acceptable, as we feel it would be unnecessary to damage landscaping to widen to 5 feet of sidewalk for a dead-ending street.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on October 19, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall

--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com


Email: cartesianryan@gmail.com

4 attachments

 CABQ-Official_pub_notice_form-PR-2021-006121.pdf
1122K

 Email-Notice-PubHearing_PR-2021-006121.pdf
186K

 064173A_SS_PG2_(09-30-22).pdf
281K

 IDOZoneAtlasPage_H-13-Z_Marked.pdf
634K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 11, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Sawmill Area Neighborhood Association

Name of NA Representative*: Dina Afek // Jaime Leanos

Email Address* or Mailing Address* of NA Representative¹: dina.afek@gmail.com // jaime.leanos@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1022 21st Street NW
Location Description _____
2. Property Owner* Jeff A. and Michelle L. Kidwell
3. Agent/Applicant* [if applicable] CSI - Carisian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: Administrative Decision for existing sidewalk width (4ft instead of 5ft)

Summary of project/request²*:

Final Plat review to consolidate 3 existing parcels into 1 new lot, and grant a public easement for
turnaround to alleviate dead-end 21st Street. No planned development.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: October 19, 2022 at 9AM

Location*³: Public hearing held over zoom meeting (link provided in agenda at website below)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-13-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

Request administrative decision from DRB to allow existing 4 foot wide sidewalk to be considered sufficient given it fits neighborhood character and serves a dead end street, so widening to 5 feet would damage / remove landscaping and possibly public utilities if it was required.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 0.2281 Acres
2. IDO Zone District _____ R-1A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____ Private residence with accessory building

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ N/A _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 11, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lots J-1 and J-2 of Vista de la Luz, being comprised of Lot J, Vista de la Luz (Sensitive Site analysis)

Members of the Board:

Cartesian Surveys is acting as an agent for Jeffery and Michelle Kidwell and requests final plat review of our plat to take three existing lots, being Lots 24-A, 23 and a Northerly portion of Lot 22, Block 7, John Baron Berg Park and consolidating them into one new lot 22-A, Block 7. The property is located at 1022 21st Street NW between Interstate 40 and Aspen Avenue NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot). A sketch plat hearing was held on June 8th, 2022 under PR-2022- / PS-2022-00108. The sensitive site analysis for the site is summarized below:

Floodplains and flood hazard areas: N/A, within hatched Zone X, area with reduced flood risk due to levee of FEMA classification FIRMette 35001C0331H effective 08/16/2012

Steep Slopes: N/A, site is relatively level, having been developed for the existing residence and accessory building;

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, less than 5 acres in size



Photo 1: View to the west from Coors Blvd NW

Thank you for your time and consideration.
Ryan J. Mulhall



Ryan Mulhall <cartesianryan@gmail.com>

1022 21st Street - Question for prop. turnaround easement on replat [PR-2021-006121]

Chinchilla, Antonio R. <achinchilla@cabq.gov>

Mon, Sep 26, 2022 at 2:37 PM

To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Cc: "Wensley, Clint R." <cwensley@cabq.gov>, "Romero, Kristopher" <kromero@cabq.gov>, "Barnes, Brian K." <bbarnes@cabq.gov>

Hello Ryan,

The Albuquerque Fire Marshal's Office has reviewed and approved your proposal. We agree with your position, it is not the owner's responsibility to provide a turnaround outside the boundaries of the property. The street in question met the requirements at the time of development. If there are any questions or concerns please feel free to contact our office. Please feel free to forward this approval to the DRB Board.

Lieutenant Antonio Chinchilla

Fire Marshal's Office Plans Check Division

Albuquerque Fire Rescue

600 2nd ST NW

Albuquerque NM 87102

Tel 505-924-3611



From: Wensley, Clint R. <cwensley@cabq.gov>

Sent: Monday, September 26, 2022 12:17 PM

To: Chinchilla, Antonio R. <achinchilla@cabq.gov>

Subject: Fwd: 1022 21st Street - Question for prop. turnaround easement on replat [PR-2021-006121]

Lt Chinchilla,

Can you take care of this please.

Thank you,

Captain Wensley

Sent from my iPhone

Begin forwarded message:

From: "Romero, Kristopher" <kromero@cabq.gov>
Date: September 26, 2022 at 11:25:01 AM MDT
To: "Wensley, Clint R." <cwensley@cabq.gov>
Subject: FW: 1022 21st Street - Question for prop. turnaround easement on replat [PR-2021-006121]

Capt. Wensley,

Can you have a member of your team make contact with Mr. Mulhall.

Thank you,

Kris Romero

Deputy Chief Fire Marshal

Albuquerque Fire Rescue

724 Silver SW

[Albuquerque, NM 87102](#)

Wk: 505.764.6306

From: Ryan Mulhall <cartesianryan@gmail.com>
Sent: Friday, September 23, 2022 10:03 AM
To: Romero, Kristopher <kromero@cabq.gov>
Cc: Will Plotner Jr. <wplotnerjr@gmail.com>
Subject: 1022 21st Street - Question for prop. turnaround easement on replat [PR-2021-006121]

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

[Quoted text hidden]

2629 W. Paulina

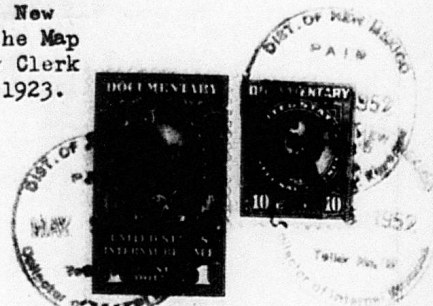
56930

91

QUITCLAIM DEED

Ruth Sherer Hester, formerly Ruth Sherer and Marion Hester, her husband, for consideration paid, quitclaim to
 Lucy B. Shook
 the following described real estate in
 Bernalillo County, New Mexico:

The North Twenty Feet (N.20') of Lot numbered Twenty-Two (22) and All of Lots numbered Twenty-Three (23), Twenty four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Seven (7) of the JOHN BARON BURG PARK, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, February 14th., 1923.



WITNESS our hand s and seal this _____ day of _____, 19____
 _____ (SEAL) *Ruth Sherer Hester* (SEAL)
 _____ (SEAL) *Marion Hester* (SEAL)

ACKNOWLEDGMENT INDIVIDUAL

CALABOMA
 STATE OF NEW MEXICO }
 County of Oklahoma } ss.

On this 1st day of May, 1952, before me personally appeared
 Ruth Sherer Hester, formerly Ruth Sherer and Marion Hester, her husband

to me known to be the person s described in and who executed the foregoing instrument and acknowledged that they
 executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires October 29, 1952

Hazel Harris

Notary Public.

ACKNOWLEDGMENT CORPORATION

STATE OF NEW MEXICO, }
 County of _____ } ss.

On this _____ day of _____, 19____, before me personally appeared
 _____, to me personally known, who being by me duly
 sworn, did say that he is _____ of _____, a corporation
 organized under the laws of the State of _____, and that the seal affixed to said instrument is the cor-
 porate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its
 board of directors, and said _____ acknowledged said instrument to be the free act and
 deed of said corporation.

Witness my hand and seal the day and year last above written.

My commission expires _____

Notary Public

STATE OF NEW MEXICO, County of BERNALILLO, ss. I hereby certify that this instrument was filed
 for record on the 5th day of May, 1952, at 9:52 o'clock A. M., and duly
 recorded in Book 206, page 91, of the Records of Deeds of said county, on this 5th
 day of May, A.D. 1952

Pamona Montoya
 County Clerk.
 By *May Cleg horn*
 Deputy.

This Indenture, Made this 19 day of September, in the year of our Lord
One Thousand Nine Hundred and Forty-four between William E. Adams and
Frances L. Adams, his wife parties

_____, of the first part and
Lucille Summers a widow, and Bertha M. Ravenscroft a married woman
parties

_____, of the second part,
WITNESSETH, That the said parties _____ of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) Dollars

lawful money of the United States, to them in hand paid by the said parties _____ of the second
part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold, remised,
conveyed, released and confirmed, and by these presents do _____ grant, bargain, sell, remise, convey,
release and confirm unto the said parties _____ of the second part, their heirs and assigns forever
all the following described lot _____ or parced _____ of land and real estate, situate, lying and being in the County
of Bernalillo and State of New Mexico, to-wit:

Lots numbered Twenty-one (21), Twenty-
two (22), Twenty-three (23), Twenty-
four (24), Twenty-five (25), Twenty-
six (26), and Twenty-seven (27), in
Block numbered Seven (7) of the John
Baron Burg Park, and Addition to the
City of Albuquerque, New Mexico, as
the same are shown and designated on
the map of said Addition filed in the
Office of the County Clerk of Berna-
lillo County, New Mexico, February 14th
1923;

This deed is given subject to lien of the Middle Rio Grande
Conservancy District

This deed is given to a mortgage held by the HOLC Corporation
of Dallas, Texas in the amount of \$1490.03 ONE THOUSAND FOUR
HUNDRED AND NINETY DOLLARS AND THREE CENTS

AS Laid
8385
8385



TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in
anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
thereof and all the estate, right, title, interest, claim and demand whatsoever, of the parties _____ of the first part,
either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
the said parties _____ of the second part, their heirs and assigns forever. And the said parties _____ of the first
part, for their heirs, executors and administrators, do as covenant and agree, to and with the said
parties _____ of the second part, their heirs and assigns, that at the time of the enscaling and delivery of
these presents they are well seized of the premises above conveyed, of a good, sure, perfect, absolute
and indefeasible estate of inheritance in law and in fee simple and ha S good right, full power and lawful

authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said part ies of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, the said part ies of the first part ha^s hereunto set their hand and seal^s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

William E. Adams [SEAL]
Frances L. Adams [SEAL]
 _____ [SEAL]
 _____ [SEAL]

STATE OF NEW MEXICO, }

County of Sandoval } ss.

On this 4th day of October, 1944, before me personally appeared William E. Adams and Frances L. Adams, his wife

to me known to be the person^s described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires Sept. 19th. 1946

Mary Stella Anton Bergel
 Notary Public.

12271
Warranty Deed

William E. Adams and
Frances L. Adams, his wife

TO

Lucille A. Summers and
Bertha M. Ravenscroft

STATE OF NEW MEXICO, } ss.
 County of Bernalillo

I hereby certify that this instrument was filed for record on the 10 day of Oct., A. D. 1946, at 8:30 o'clock A. M., and was duly recorded in Book D-28 of Records of Deeds and Conveyances, page 637 on this 10 day of Oct., A. D. 1946.

Mary Clapham
 Clerk and Ex-Officio Recorder.
 By *Lucinda G. Montoya* Deputy.

VALLIANT PRINTING CO., ALBUQUERQUE-48871

STATE OF NEW MEXICO, }

County of _____ } ss.

On this _____ day of _____, before me personally appeared _____ to me personally known, who being by me duly sworn, did say that he is _____ of _____ a corporation organized under the laws of the State of _____ and that said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal this the day and year first above written.

My commission expires _____

Notary Public

County, New Mexico

WARRANTY DEED

(JOINT TENANTS)

THIS INDENTURE, Made this 26th day of September, 1946 between Lucille A. Summers, a widow, and Bertha M. Ravenscroft and William G. Ravenscroft, her husband, parties of the first part, and LUCK E. Shock, a widow, and Ruth K. Sherer, an unmarried woman,

and the survivor of them, parties of the second part;

WITNESSETH: That the parties of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations, do hereby bargain, grant, sell and convey unto the said parties of the second part, not in tenancy in common, but in joint tenancy, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever, all the following described real estate situate in the County of Bernalillo State of New Mexico, to-wit:

The North Twenty Feet (N. 20') of Lot numbered Twenty-two (22) and All of Lots numbered Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Seven (7) of the JOHN BARON BURG PARK, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, February 14, 1923.

This Deed is subject to the Lien of the Middle Rio Grande Conservancy District.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all of the right, title, and interest of the said parties of the first part in and to said premises either in law or in equity.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever;

And the said parties of the first part, for themselves and their heirs and assigns, covenant and agree to and with the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, that at the time of ensembling and delivery of these presents, they are well seized of the above conveyed premises, of a good, sure, perfect, absolute and indefeasible estate in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same is free and clear from all former and other grants, bargains, sales, taxes, assessments, and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof

the said parties of the first part shall and will warrant and forever defend.

IN WITNESS whereof, the said parties of the first part have hereunto set their hand s and seal s the day and year first above written.

Lucille A. Summers (Seal)
Bertha M. Ravenscroft (Seal)
William G. Ravenscroft

STATE OF NEW MEXICO,

County of Bernalillo } ss.

On this 4th day of October, 1946, before me personally appeared Lucille A. Summers, a widow, and Bertha M. Ravenscroft and William G. Ravenscroft,
her husband,

to me known to be the person s described in and who executed the foregoing instrument and acknowledge that
they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Lucie Eaves

Notary Public.

My commission expires 12-4-48

2272

When recorded, return to

WARRANTY DEED

JOINT TENANTS

Lucille A. Summers, a widow, and
Bertha M. Ravenscroft and William
G. Ravenscroft, her husband,

TO

Lucy R. Shock, a widow, and Ruth
K. Sherer, an unmarried woman,
and the survivors of them.

STATE OF NEW MEXICO,

County of Bernalillo } ss.

I hereby certify that this instrument was
filed for record on the 10 day of
Oct., A. D. 1946, at
8:31 o'clock A. M., and was duly
recorded in Book D-28 of Records of
Deeds and Conveyances, page 697
on this 10 day of Oct

A. D. 1946
May Cleghorn
County Clerk.
By Lawrence G. Montoya
Deputy.

VALLIANT PRINTING CO., LOS ANGELES-911